

MINUTES OF A MEETING OF TOLLERTON PARISH COUNCIL

Held in the Village Memorial Hall on 14 April 2005 at 7.30pm

Present: Councillors: Mr R Williams (Chairman), Mrs S Jackson, Mr F Wade, Mrs A Thompson, Mr Spark and Mrs E Rogers (Clerk).

Mrs Fiona Coleman – Rural Housing Enabler and Andrew Withers from Accent Project Solutions plus 5 members of the public.

1. Apologies were received from Mr Haugh
2. Minutes
The minutes of the meeting held on 1st March 2005 were agreed and signed by Mr Williams.
3. Matters Arising
 - a) RAF Linton on Ouse – flight path option F. Communication received from both Hambleton District Council and North Yorkshire County Council states that the flight paths have been determined. Runways 4, 22 and 28 will all operate right handed flights which means 4 and 22 will stay as they have been for the trial and 28 will revert to the pre-trial course (this is as Tollerton Parish Council had proposed at the March meeting). On a similar matter an anonymous letter had been received via the website complaining about the noise and safety of the seemingly increased number of jets overflying the village. The councillors noted this but due to the anonymity no action would be taken.
 - b) Affordable Housing – Mrs Coleman made a presentation regarding the position to date – see attached. Site E at the Newton end of the Village is the most favourable but there are two landowners one of whom is not in a position to sell and the price asked by the second is too high. Therefore attention is now back to site A at the Alne end of the Village that, despite being designated a BD5 site, has a willing seller. Mr Withers from Accent provided plans showing several possible layouts for the development of site A with the Doctors surgery and twelve houses comprising two bungalows, three 3 bedroom semis and four 2 bedroom semis. These are simply suggestions and Ms Coleman was now asking for Council approval to proceed with the development plans.
Mr Williams was concerned that Tollerton would be setting a precedent by developing on a BD5 site although Ms Coleman assured him it would not be a first. The only reason the BD5 could be considered for development was as an exception site designated for 100% affordable housing.
Mrs Jackson was concerned about developing on a BD5 site and also about future Government proposals to close down small surgeries. Where would Tollerton stand if this were the case? Ms Coleman replied saying the Doctors are keen to remain in the Village and unknown possibilities cannot be taken into account. Mrs Jackson also reiterated her concerns about there being a stigma attached to an “estate” development and although she agreed with the provision of low cost housing this site is not right.
Mrs Thompson agreed regarding the stigma of an “estate” and Ms Coleman stated that it would be more like a private development than a stereotypical estate. Mrs Thompson wants to keep the surgery in the Village but said the road access of site A would be dangerous, closing Back Lane will not be beneficial to residents and the development will spoil the entrance to the Village.
Mr Spark stated that the surgery was a commercial enterprise and that the development was not 100% for affordable housing and felt that the surgery was using the development to gain access to land that would not normally be available. Therefore the surgery should seek their own alternative site. Mr Spark agreed with the need for affordable housing but felt that site A was the worst choice because of the dangers posed by increased traffic; he also felt that a BD5 site should not be developed.
Mr Wade believes that the development would be beneficial for the Village and that although a BD5 the site has been neglected. Mr Wade advised that he had information that may impact on the decision that he had been told in confidence by Ms Coleman. The Councillors at this point felt that they could not take the matter further as they were not in full view of all the facts.

Approved:
Chairman

Mr Williams said that the Council was not prepared to support a development which the majority did not feel was right for the Village although he requested that it be noted that the Council are fully in favour of providing affordable housing.

Mrs Thompson asked why existing properties could not be purchased and used to provide low cost housing. Ms Coleman advised that this was not financially viable. Mr Spark questioned this as from his knowledge of construction he estimated that the twelve houses would cost £750,000 to build excluding the land purchase and associated road costs. Ms Coleman did not have any financial information in this regard.

Mr Williams supported the proposal in principle along with Mr Wade but because there was strong opposition from Mrs Jackson, Mrs Thompson and Mr Spark the Council would be unable to support the development at this time.

Ms Coleman invited the Councillors to look at low cost housing developments that have been built and also requested that they continue to work together to identify a suitable site. Mrs Thompson and Mrs Jackson agreed to meet with Ms Coleman to walk through the Village to look at possible sites.

The Clerk introduced a letter received from Ms Coleman asking for comments regarding the "local connection" criteria that would apply to the occupiers of any low cost housing – this is to be circulated.

- c) Pest Control Tenders – three had been received two of which proposed to use gas. Therefore it was agreed to continue with the existing contractor, Mr Eric Kitchen, for an annual cost of £800 paid quarterly. Prop. Mrs Jackson, sec. Mrs Thompson.
- d) Bench on Station Road – the bench is being damaged by teenagers using it for skateboarding, the teenagers are also causing a disturbance to nearby residents. The Councillors were concerned that this activity may result in injury and as the bench is the responsibility of the Council they may be deemed liable. It was therefore felt that the bench should be removed. Mr Wade was in favour of replacing the bench for historical reasons but the other councillors felt that it would befall the same fate and would be a waste of money. It is unfortunate to have to remove an amenity, however, it is little used nowadays due to the change in peoples lifestyles prop. Mrs Jackson sec. Mrs Thompson.
- e) Public Liability insurance for Mr Pratt – the Clerk had contacted the Council's insurance company who advised that Mr Pratt required his own insurance because the equipment used for mowing was his own and not that of the Council. Mrs Jackson recalled this information from when the question had arisen previously. A letter was introduced from Mr Russon, Chairman of Tollerton Sports and Recreational Committee, which made the same point. The Sports and Recreational Committee pay the public liability insurance that covers Mr Charlton cutting the grass because the mower used belongs to the Sports and Recreational Committee. Clerk is to send letter of acknowledgement to Mr Russon.

4. Planning Applications

- a) CAT2/05/162/0273 – BJ Jefferson, Rockville, Main Street, Tollerton – proposed felling of two leylandi conifers. APPROVED prop. Mr Wade sec. Mrs Thompson
- b) 2/05/162/0226B – Ms K Smith & Mr J Eaton, Land to south of Windy Ridge, Main Street, Tollerton – reserved matters application for the construction of a detached dwelling. APPROVED prop. Mrs Thompson sec. Mr Spark subject to clarification by the Clerk regarding the meaning of "reserved matters".
- c) CAT2/05/162/0274 – The Occupier, Manor Lodge, Main Street, Tollerton – proposed works to three sycamore trees, one cherry tree and one holly tree. APPROVED prop. Mr Spark sec. Mr Wade

5. Planning Amendments or Further Information

- a) 2/04/162/0266B – Yellowtop Limited – notification of planning application to be heard by Hambleton Development Control Committee. This was heard on April 7th and Mr Wade advised that it had been refused.

6. Planning Decisions and Appeals

- a) None

Approved:
Chairman

7. Financial Matters
 - a) The following cheques were signed - £761.40 SJ Danby Ltd re: top up of bark chippings at the playground, £27.00 Tollerton Village Hall re: rent, £358.31 Mrs E Rogers re: Clerks services Jan - Mar.
 - b) The Clerk reported the account balances as follows: – Treasurers £262.94, BMM No1 £5,048.68, s.106 BMM £2,927.23 and the Scottish Widows account £50,834.50.

8. Correspondence
 - Defra – partnership in rolling out broadband to rural communities - circulate
 - NYCC – Public rights of way improvement plan - circulate
 - Yorkshire Water – Work on Newton Road - noted
 - SJ Danby – options for alternatives to bark chippings – clerk to request quotations
 - Hambleton & Richmondshire Rural Transport Partnership – Transport meeting, none is available to attend - noted
 - Countryside Agency – map of registered & common land - circulate
 - Hambleton CAB – letter of thanks - noted
 - Defra – Quality Parishes and parish planning - circulate
 - NYCC – winter service - circulate
 - Linton on Ouse Parish Council – Aldwark Bridge Tolls – clerk to reply with letter of support
 - Yorkshire Local Councils Association – membership - circulate
 - HDC – Local Development Framework & Statement of Community involvement - circulate

9. Parish Plan – Although Mrs Thompson is still awaiting the input from Mr Wadsworth a draft copy of the Parish Plan was provided. Mrs Thompson asked for any comments and advised that because the print is small the final copy was likely to be in a larger format.

10. Any Other Business
 - a) Mr Wade provided the registration number of a lorry reported to have damaged the verge at the junction of Alne Road and Forge Lane. Clerk is to contact the DVLA with a view to acquiring details of the registered owner so that payment for the remedial works can be sought.
 - b) Concerns regarding the swing, which had been suspended from the tree on the Green, had been received. Whilst it provides entertainment for the children the Council agreed with the concerns and felt that, although a shame, it should be removed on the grounds of safety prop. Mr Wade sec. Mrs Thompson – Mr Pratt is to attend to this. Mr Pratt also agreed to remove the bench on Station Road.
 - c) Mrs Jackson queried the adoption of Ings View. The Clerk advised that Yorkshire Water is unable to take any action until Persimmon has agreed the water drainage site with the relevant landowner. Clerk has written to Persimmon and will chase.
 - d) Mrs Jackson queried the lack of planning consent, as advised by Hambleton District Council, for Honeysuckle Cottage. Clerk said that Hambleton had written to the property owners advising of the need for planning consent, Mr Spark advised that the planning enforcement officer will follow the matter up in case of need.
 - e) Mr Spark asked about goal posts on the playing field. Mrs Thompson advised that they are in the process of obtaining some permanent goal posts that will last and can be removed for cricket.

Meeting opened to the public

- Mr Pratt asked about the piping in of the ditch alongside the allotments. Clerk has requested revised quote from G Snowball & Son Ltd and sought two other tenders but will chase again.
- Mr Pratt complained about the rabbits on the allotments and Mrs Thompson advised that the playing field was in a poor state due to the rabbits. The rabbits will also ruin the new fence when it is installed. Mr Spark was concerned that there was a high risk of injury due to the state of the field. It was agreed that the only effective method for their control was gas. Although this is not a method the Council like it was agreed to ask Mr Kitchen if he would carry out the work under his pest control contract prop. Mr Wade sec. Mrs Thompson. Clerk to take forward.

Meeting closed at 9.55pm

Approved:
Chairman